

98 426988

RECORDING REQUEST BY

WHEN RECORDED MAIL TO

EAST Firestone LLC
40 E. Mitchell Dr. #100
Phoenix, AZ 85012

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
MAR 16 1998 AT 8 A.M.

FEE \$16 R

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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Grant Deed

NOTIFICATION SENT 34

TRANSFER TAX
NOT A PUBLIC RECORD

98 426988

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at the request of Lawyers Title of Arizona, Inc.

when recorded mail to
40 E. McDowell Dr. #100
Phoenix, AZ 85012

00306305-304-PAS

Grant Deed CORPORATION

TRANSFER TAX
NOT A PUBLIC RECORD

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of transfer tax which is due by a separate statement which is not being recorded with this Grant Deed.

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE DIAL CORPORATION, a Delaware corporation, hereby grants to East Firestone, LLC, a California limited liability co the real property in Los Angeles County, State of California, and described in Exhibit A attached hereto and made a part hereof.

This conveyance is subject to those matters expressly set forth in that certain Agreement of Purchase and Sale and Joint Escrow Instructions dated as of March 6, 1998, between the undersigned grantor and GOLDRICH & KEST INDUSTRIES, a California general partnership

THE DIAL CORPORATION

By [Signature]
Its: Sr. V.P. - Product Supply

STATE OF ARIZONA

County of MARICOPA

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On this 12 day of March, A.D., 1998, before me, the undersigned officer, personally appeared DAN KING and [Signature] who acknowledged (himself) (themselves) to be the Sr VP Product Supply and [Signature] respectively, of The Dial Corporation, a Corporation, and that (he) (they) as such officer(s), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by (himself) (themselves) as such officer(s).

IN WITNESS THEREOF, I hereunto set my hand and official seal.

My commission expires:

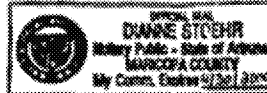
[Signature]

Notary Public



My Commission Expires April 30, 2000

Lawyers Title of Arizona, Inc.



THAT PORTION OF LOT ONE (1) OF THE I. HEYMAN TRACT, IN THE CITY OF SOUTH GATE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 249 OF DEEDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT ONE (1) WHICH POINT IS DISTANT THEREON NORTH 42° 00' EAST THREE HUNDRED FORTY-TWO AND SEVENTY-FIVE HUNDREDTHS (342.75) FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 82° 38' 30" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT ONE (1), A DISTANCE OF NINE HUNDRED SIXTY-SEVEN AND NINETY HUNDREDTHS (967.90) FEET TO THE WEST LINE OF THE LOS ANGELES RIVER, AS CONVEYED BY HOO TOY TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, BY DEED RECORDED IN BOOK 1506 PAGE 189 OF OFFICIAL RECORDS; THENCE NORTH 7° 15' 00" EAST ALONG THE LAST MENTIONED WEST LINE THREE HUNDRED THIRTY-TWO AND FORTY-SEVEN HUNDREDTHS (332.47) FEET TO THE NORTH LINE OF THE LAND CONVEYED TO THE HELLMAN COMMERCIAL TRUST AND SAVINGS BANK, BY DEED RECORDED IN BOOK 6694 PAGE 31 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH 82° 38' 30" WEST ALONG SAID NORTH LINE SEVEN HUNDRED THIRTY-SEVEN AND SIXTY HUNDREDTHS (737.60) FEET TO THE WESTERLY LINE OF SAID LOT ONE (1); THENCE SOUTH 42° 00' WEST ALONG SAID WESTERLY LINE FOUR HUNDRED FOUR AND FOUR HUNDREDTHS (404.04) FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS OF RECORD, IF ANY.

SAID PREMISES INTENDED TO BE THE SAME PREMISES CONVEYED BY DEED DATED FEBRUARY 8, 1935 AND RECORDED IN OFFICIAL RECORDS OF SAID COUNTY ON APRIL 6, 1935 IN BOOK 13369 PAGE 114 AS INSTRUMENT NO. 15.

PARCEL 2:

THAT PORTION OF LOT 1 OF I. HEYMAN TRACT, AS PER MAP RECORDED IN BOOK 1 PAGE 249 OF DEEDS, DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST LINE OF SAID LOT, DISTANT NORTHEASTERLY 342.75 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT TO THE WEST LINE OF THE LOS ANGELES RIVER FLOOD CONTROL CHANNEL AS ESTABLISHED BY DECREE OF CONDEMNATION RECORDED IN BOOK 16468 PAGE 327, OFFICIAL RECORDS; THENCE SOUTHERLY ALONG SAID WEST LINE TO A LINE PARALLEL WITH AND 120 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID LOT; THENCE WESTERLY ALONG SAID PARALLEL LINE TO THE NORTHEAST LINE OF THE RIGHT OF WAY OF THE LOS ANGELES TERMINAL RAILWAY COMPANY AS DESCRIBED IN DEED RECORDED IN BOOK 734 PAGE 73 OF DEEDS; THENCE NORTHWESTERLY ALONG SAID NORTHEAST LINE TO THE WEST LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

ALSO ALL RIGHT, TITLE AND INTEREST IN AND TO THAT PORTION OF THE LOS ANGELES RIVER FLOOD CONTROL CHANNEL LYING EAST OF SAID LAND AND BOUNDED NORTHERLY AND SOUTHERLY BY THE EASTERLY PROLONGATIONS OF THE NORTH AND SOUTH LINES OF SAID LAND, RESPECTIVELY.

SAID PREMISES INTENDED TO BE THE SAME PREMISES CONVEYED BY DEED DATED OCTOBER 14, 1942 AND RECORDED IN OFFICIAL RECORDS OF SAID COUNTY ON OCTOBER 19, 1942 IN BOOK 19655 PAGE 83 AS INSTRUMENT NO. 4.

PARCEL 3:

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THAT PORTION OF LOT 1 OF I. HEYMAN TRACT, BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF RAYO STREET FORMERLY COMPTON AND JABONERIA ROAD (BEING ALSO THE WEST LINE OF SAID LOT 1); ON THE SOUTH BY THE NORTH LINE OF LAND CONVEYED TO HELLMAN COMMERCIAL TRUST & SAVINGS BANK BY DEED RECORDED IN BOOK 6694 PAGE 31 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; ON THE EAST BY THE WEST LINE OF THE LOS ANGELES RIVER FLOOD CONTROL CHANNEL AS DESCRIBED IN DECREE OF CONDEMNATION RECORDED IN BOOK 7739 PAGE 138, OFFICIAL RECORDS IN THE OFFICE OF SAID RECORDER; AND ON THE NORTH BY THE SOUTH LINE OF FIRESTONE BOULEVARD, 100 FEET WIDE, AS DESCRIBED IN DEED TO STATE OF CALIFORNIA RECORDED IN BOOK 18364 PAGE 231 OF SAID OFFICIAL RECORDS;

EXCEPTING THEREFROM ALL OF THE MINERALS, OIL, GAS, PETROLEUM, NAPTHA AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDER THE ABOVE DESCRIBED REAL PROPERTY, OR RECOVERABLE THEREON OR THEREFROM, TOGETHER WITH THE RIGHT TO PROSPECT FOR, EXTRACT, PRODUCE AND REMOVE SAID SUBSTANCES FROM SAID REAL PROPERTY; PROVIDED, HOWEVER, THAT SAID MINERALS, OIL, GAS, PETROLEUM, NAPTHA AND OTHER HYDROCARBON SUBSTANCES MAY BE PROSPECTED FOR, EXTRACTED, PRODUCED AND REMOVED ONLY BY MEANS OF WELLS, TUNNELS, OR EXCAVATIONS DRILLED, BORED OR DUG INTO, THROUGH OR UNDER SAID REAL PROPERTY FROM THE SURFACE OF LAND OTHER THAN SAID REAL PROPERTY, OR BY WELLS, TUNNELS OR EXCAVATIONS DRILLED WHOLLY UPON LAND OTHER THAN SAID REAL PROPERTY SO AS TO DRAIN SAID SUBSTANCES FROM UNDER SAID REAL PROPERTY, IN A MANNER WHICH WILL NOT UTILIZE THE SURFACE OR INTERFERE WITH THE USE OF THE SURFACE OF SAID REAL PROPERTY BY THE GRANTEE HEREIN, ITS SUCCESSORS OR ASSIGNS.

SAID PREMISES INTENDED TO BE THE SAME PREMISES CONVEYED BY DEED DATED JANUARY 26, 1943 AND RECORDED IN OFFICIAL RECORDS OF SAID COUNTY ON JANUARY 30, 1943 IN BOOK 19821 PAGE 145 AS INSTRUMENT NO. 2.

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